

REAL ESTATE MEN COMPLAIN AS TAX VALUATION SOARS

Commissioners Add \$150,000,000 to Land and Decrease Personal Assessments.

Prospects of lower taxes and lower rents vanished to-day when the Deputy Tax Commissioners' reports showed that \$150,000,000 had been added to the real estate assessments to be effective Oct. 1, 1913. The city's total real estate assessments already are close to \$5,000,000,000, really being taxed up to what the City Economy League says is 100 per cent. of its valuation. With the increased burden to realty holdings there is a decrease in personal assessments.

This enormous rise in real estate assessments over the high mark of last year forces the greater city's realty assessments above the assessments for real estate in all the other fifty-seven counties of the State. The increase also extends the city's borrowing capacity to \$15,000,000 more than last year.

The assessment books will be opened Oct. 1 and will be on file until Oct. 15, between which times real estate owners may file their objection. It rarely happens, however, that a certiorari proceeding in the Supreme Court results in a diminution of the tax assessment.

The sixty odd assessors, who rank as Deputy Tax Commissioners, and who report increases in realty activities from the various districts to which they are assigned, claim that the \$150,000,000 is a legitimate increase due to the completion of several great office buildings in the downtown section and many high class apartment houses in the up town districts.

The announcement of the increase further upset the realty markets to-day. For months the building interests of the city and the bankers who lend money to construct New York's vast skyscrapers have complained that the high assessments of realty values, particularly in Manhattan, has practically placed the real estate market at a standstill.

Builders have experienced these authorities claim, the great kind of difficulties in obtaining loans to complete construction work. Several of the larger building houses who have made a specialty in building loans have shut their mortgage windows tight.

Growing out of the high assessment which the Tax Commissioners say is only in accordance with the state law authorizing them to tax all realty at its market value, the City Economy League sprang into existence. This association now has an enrolled membership of more than 15,000 tax payers in the greater city.

The jump in assessments began three years ago, they say, and has steadily increased until at present such realty authorities as Robert J. Downing, William H. Chambers, Joseph P. Day and others assert that they are ashamed to tell real estate holders that assessments are above the market value of properties in Manhattan.

The decrease in personal assessments which has also been gradual under the present Tax Commissioners has added to the burden of the realty holders. Instead of the personal taxation rate going up, they have actually gone down until the total assessment in personal holdings in New York City is now only \$240,000,000.

URGENT KLINE TO NAME JUDGE.

Republicans Expect Hartman Will Fill Out Sanders' Term.

Democratic leaders and friends here today are making a last desperate effort to make Governor Hartman fill out the term of Judge Sanders, who resigned his office at New York City last week. The Mayor did not at first intend to name a successor, but after a long delay, he has decided to name a successor.

but well informed Republican sources here say that Mr. Hartman will be named after next Monday.

Telephone sweeps Chinese coast. HONGKONG, China, Sept. 19.—Telegraphic communication with Canton was interrupted today by a typhoon blowing along the Chinese coast and up the Canton River which disturbed the submarine cable. Cable messages reaching this city from abroad have to be sent by mail overland to points in the Province of Kwangtung.

STERN BROTHERS

[Forty-second and Forty-third Streets, West of Fifth Avenue
Motor and Carriage Entrance on Forty-third Street

Misses', Juniors' and Girls' Early Autumn Apparel For Dress, School and College Wear—On the Third Floor

embracing a very large selection of smart youthful styles for all occasions.

Saturday, we offer the following Exceptional Values:

Coats of Wool Plush and Corded Velour de Laine, lined throughout with peau de cygne, 14, 16 and 18 yrs., at **\$28.50**

Tailored Suits, of Pepple Cheviot, kimono sleeves, belted model, at **22.50**

Serge Dresses, superior quality, navy blue, triple flounce skirt, at **\$10.50**

Dancing Frocks of Chiffon Cloth, silk shadow lace trimmed, various color combinations, China silk lined, at **29.50**

Clothing Outfits for Boys

ON THE THIRD FLOOR

Strictly high grade Clothes and Furnishings for School, Dress and Out-of-door wear, including styles from the leading London, Paris and Berlin makers—all at very reasonable prices.

Special Offerings of Suits, Reefers, Top Coats, Raincoats, Furnishings and Hats

Boys' Norfolk and Double-breasted Suits, of all wool materials, many with extra trousers to match, in sizes 8 to 18 years, at **\$6.50**

Actual Values \$8.50, 10.00 and 12.00

Boys' Corduroy Norfolk Suits, also plain jacket styles, in tan, gray or brown, sizes 7 to 18 years, at **\$4.75**

Actual Value \$6.50

Boys' Fall Reefers, of navy blue serge or diagonal weaves, many with extra, washable collars, 2 1/2 to 10 yrs., Values 7.50 to 10.00, at **\$4.85**

Boys' Fall Top Coats, in approved models, materials and colors; sizes 11 to 18 years, at **\$7.25**

Actual Values \$10.00 to 15.00

Russian and Sailor Suits, Novelty styles for small boys 2 1/2 to 10 years, plain serges and mixtures; also velvets in navy, gray or brown, at **\$4.95**

Actual Values \$7.50 to 10.00

Boys' Raincoats, of tan rubberized materials, plain or plaid backs, 8 to 18 years, Values \$7.50 to 10.00, at **\$5.00**

Boys' Furnishings, Hats and Caps

Boys' Blouses, soft collar attached, sizes 7 to 15 years, Value \$1.00, at **55c**

Boys' Soft Shirts, with soft collar attached, 12 1/2 to 14 neck, at **75c**

Boys' Silk and French Flannel Pajamas, sizes 4 to 14 years, at **95c**

Values \$1.50 and 2.00

Silk Four-in-Hand Ties, large assortment of stripes, figures and plain colors, 3 for \$1.00, Each at **39c**

Value \$1.00

Boys' Rah Rah Hats, of cloth or felt; also Golf Caps, in plain blue and mixtures, at **50c to 1.50**

Children's Corduroy Hats, in Jack Tar or Tyrolean models; also Boys' Cloth and Felt Hats, Alpine or Telescope shapes, at **\$1.50 to 2.75**

Velour Hats, latest models and shades, at **\$4.50 to 6.75**

Children's Galatea Rompers, sizes 2 to 8 years, Value \$1.00, at **65c**

Shoes for Boys, Girls and Infants

ON THE THIRD FLOOR

have been provided in complete assortments, at Moderate Prices, to meet all requirements of School, Dress, Indoor and Outdoor Wear, in leathers selected for their sturdy wearing qualities. Particular attention has been given to "nature shaped" lasts in Lustre and Vici Kid, Patent Leather, Black and Tan Russia Calf, Buckskin, Nubuck and White Canvas.

Infants' Button Shoes and Ankle Ties, made on our own Special Lasts, in all desirable leathers and White Canvas with Hand Turned Soles.

Brooklyn
Philadelphia

OPPENHEIM, COLLINS & CO

Buffalo
Newark

34th Street—New York

Girls' and Misses' New Autumn Apparel

Distinctive models, particularly designed for the younger set and offered at very attractive prices.

Misses' New Fall Suits

Special Value

Four smart models made of English Bedford wool velour, chambray cloth, wool needle cord and duvetyne, trimmed with broadtail plush, Persian cloth, velvet and French seal.

Choice of the season's most fashionable shades, including navy, black and many unique colors.

Value \$35 and \$39.75

29.75



Girls' New Fall Coats

Exceptionally Good Values

Youthful long-waisted, belted and pleated effects, fashioned of newest materials, in sizes from 4 to 16 years.

8.90 12.75 to 22.50

Misses' Coats—Special Value

New 3/4 length model, made of superior quality boucle, in navy and black, with yoke back and front and continuous shoulder, half-lined with guaranteed satin.

Value \$22.50

15.00

Girls' and Juniors' Hats

Charming effects, suitable for school or dress wear, including new Scotch tams of imported clan plaids

1.95 2.45 to 5.00

Boys' and Young Men's High-Grade Apparel

Garments of unusual quality and smartness, in the season's favored fabrics and shades, at exceptionally moderate prices.

Young Men's Smart Suits

Special Value

Swagger three and four button English models, in latest effects, with flap or patch pockets; also desirable double-breasted styles, with narrow front.

The materials comprise the season's most sought for weaves, in correct patterns and colors. Sizes 32 to 40 chest.

Regularly \$20 and \$22.50

14.00



Boys' Sturdy Fall Suits

With Extra Knickerbockers

An extensive assortment of new Norfolk and double-breasted models, made of fine all-wool fabrics. Sizes 8 to 17.

5.50 6.75 9.95

Boys' High-Grade Suits

Latest effects in Norfolk and patch-pocket models, with extra knickerbockers, made of all-wool mixtures and blue serge. Sizes 8 to 18 years.

Value \$10.75

7.95

Boys' Fine Furnishings

A splendid assortment of newest styles in boys' shirts, blouses, pajamas, neckwear, hats and caps, at moderate prices.

OPPENHEIM, COLLINS & CO

34th Street

New Millinery—Exceptional Values

Special offering for Saturday of a number of new Fall hats in unusually smart effects, including high class reproductions of exclusive French models, beautifully embellished with flowers, ostrich and fancy feathers, at the following exceptionally low prices:

7.50 8.50 10.00

Women's New Blouses

Effective Fall models of shadow lace and maline net; under-bodice attractively trimmed with ribbon.

Value \$4.50

2.95

Women's Separate Skirts

Swagger, semi peg-top models, of imported block plaids in subdued clan colorings, with patch pockets.

Value \$10.75

6.90

Women's Smart Boots

The last word in fashionable footwear—a button boot of patent calfskin, with top of silk jacquard brocade, in shades that blend with the new Autumn costumes. Exceptional Value

5.50

Women's Street Gloves

150 dozen new tan cape gloves; mannish effect, with one large clasp and spear point back.

Extra Good Value

85c

Brassieres—Special Sale

New, perfect-fitting, hook-in-front model, of allover eyelet embroidery with edging of Hamburg lace.

Value \$1.25

85c

Women's Silk Hosiery

A special offering for Saturday of women's medium weight pure thread silk hose, in black, white, and all the new shades, with double sole and heel and reinforced garter top. Value \$1.50

85c

O'NEILL-ADAMS Co
Sixth Avenue, 20th to 22d Street, New York City

O'NEILL-ADAMS Co
Sixth Avenue, 20th to 22d Street, New York City

The Greatest Feature of the Victrola Is Its Small Cost—at O'Neill's



Victrola IV., \$15
\$1.00

brings you Victrola IV., \$15; and \$9 in Victor Records (your selection). Value, \$24. Payments, 50c a week for 46 weeks.



IF the mere desire for a fine Victrola and a set of Victor Records could put them in the home—there wouldn't be a household without its Victrola! Until the O'Neill Victrola Section took hold of the matter, however, the public felt that desire was tied fast to cost—to cold cash—to sums like \$15, \$25, \$40 or \$75. So desire died down—and the family continued to listen longingly to the neighbors' Victrolas!

We have buried this cold cash bugaboo—we have actually made a Victrola and Victor Records immediately possible to anyone who desires them.

Weekly and monthly payments that are truly and honestly small and easily met have done it. Little sums that you unthinkingly spend on candy, ice cream or other trifling entertainment will buy your Victrola at O'Neill's.

Our Terms Are Truly Easy

In addition to the above easy terms, any Victrola from a \$15 to \$200 model can be bought here at a small weekly or monthly assessment. For instance, a \$40 Victrola at 75 cents a week; a \$50, a \$75 or a \$100 Victrola at \$1.00 a week; a \$150 Victrola at \$1.50 a week, and a \$200 Victrola at \$2.25 a week.

The New Victrola X. \$5 brings you Victrola X., \$75. Payments, \$1 a week for 70 weeks or \$5 a month for 15 months.

In New York's Shopping Centre

Sixth Avenue,
20th to 22d Street,
New York

O'NEILL-ADAMS Co

Main Building,
Fifth Floor,
22d Street Elevator



Victrola VI., \$25
\$2.00

brings you Victrola VI., \$25; and \$9 in Victor Records (your selection). Value, \$34. Payments, 80c a week for 40 weeks.

